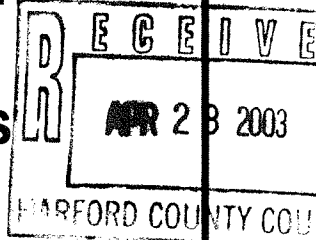


STANDARD APPLICATION
Harford County
Board of Appeals
Bel Air, Maryland 21014



Case No. 5356
Date Filed 4-22-03
Hearing Date _____
Receipt _____
Fee \$50⁰⁰

Shaded Areas for Office Use Only

Type of Application

Nature of Request and Section(s) of Code

- ☐ Administrative Decision/Interpretation
☐ Special Exception
☐ Use Variance
☒ Change/Extension of Non-Conforming Use
☒ Minor Area Variance
☐ Area Variance
☐ Variance from Requirements of the Code
☐ Zoning Map/Drafting Correction

CASE 5356 MAP 56 TYPE Variance

ELECTION DISTRICT 1 LOCATION 408 Fox Catcher Road, Bel Air, Md. 21015

BY David A. Beck

Appealed because a variance pursuant to Section 267-36B, Table V of the Harford County Code to construct an addition within the required 35 foot rear yard setback (proposed 28.5 foot) in a R2/COS

District requires approval by the Board.

NOTE: A pre-conference is required for property within the NRD/Critical Area or requests for an Integrated Community Shopping Center, a Planned Residential Development, mobile home park and Special Exceptions.

Applicant/Owner (please print or type)

Name David A. Beck Phone Number 410-515-1714
Address 408 Fox Catcher Road Bel Air MD 21015
Street Number Street City State Zip Code

Co-Applicant _____ Phone Number _____
Address _____
Street Number Street City State Zip Code

Contract Purchaser _____ Phone Number _____
Address _____
Street Number Street City State Zip Code

Attorney/Representative _____ Phone Number _____
Address _____
Street Number Street City State Zip Code

Hearing: 7/16/03

Rev. 12/02

Land Description

Address and Location of Property 408 Fox Catcher Road
Bel Air, MD 21015

Subdivision Saddle Ridge Lot Number 85

Acreage/Lot Size 7971 SF Election District 01 Zoning R2/COS

Tax Map No. 0056 Grid No. 0002E Parcel 0581 Water/Sewer: Private _____ Public ☒

List ALL structures on property and current use: primary residence

Estimated time required to present case: ASAP 30 minutes

If this Appeal is in reference to a Building Permit, state number _____

Would approval of this petition violate the covenants and restrictions for your property? NO

Is this property located within the County's Chesapeake Bay Critical Area? Yes _____ No ☒

If so, what is the Critical Area Land Use designations: _____

Is this request the result of a zoning enforcement investigation? Yes _____ No ☒

Is this request within one (1) mile of any incorporated town limits? Yes _____ No ☒

Request

See Attached

Justification

See Attached

If additional space is needed, attach sheet to application. In answering the above questions, please refer to the Requirements that pertain to the type of approval request. (Special Exception, Variance, Critical Area or Natural Resource District (NRD) Variance, etc.)

APPLICANTS: David and Kathleen Beck

REQUEST: Variance to allow an addition within the required 35 foot rear yard setback; 408 Fox Catcher Road, Bel Air, 21015

DESCRIPTION:

We have contracted with Krause Renovations to furnish and install a 16' x 16' fully enclosed addition to the rear of the existing dwelling. With four (4) children under the age of 14, this room is intended to provide additional living space year round. From a construction standpoint, the addition will be constructed in a manner consistent with both the existing structure, as well as with the accepted norms of the neighborhood. The addition will be stick built with vinyl siding, trim, and gutters to match the existing structure. Access to the addition will be provided via the existing sliding doors from the kitchen area.

The location of the proposed addition (approximately 8.5' from the edge of the existing structure) and the subsequent request for variance is due to several factors.

- Access to addition. The only available access point is via the existing sliding glass doors off of the kitchen area. These existing doors will be removed and framed to provide a 6' open access area.
- Location of existing utilities. By placing the addition 8.5' from the edge of the existing structure, we avoid any conflicts with the existing hot water heater vent pipe and it (the vent pipe) remains exterior to all structures.
- Location of 2nd floor windows. In the proposed location, the center point of the roof avoids conflict with the 2nd floor windows. This allows us to ensure proper drainage angles of the proposed roof.
- Shape of the property and location of the existing dwelling. The property is in the shape of a trapezoid, deeper on one side than the opposite, with a diagonal rear property line. The existing dwelling is also rather unusual in shape and dimension when compared to the others in the neighborhood. Rather than being more wide than deep, the existing dwelling is deeper than wide (38' wide x 40' deep). This unusual design causes the existing dwelling to reach deeper into the rear of the lot. In addition, the existing dwelling has been placed farther back on the lot than the required 30' front setback. The existing dwelling is set 32' from the front property line. The unusual shape of the existing dwelling and the additional front set back result in the addition infringing less than 7' on one side and less than 3' on the opposite side. The resulting unused portion of the rear lot is substantial.

I have attached a drawing of the existing property showing the addition and the projected measurements. It is interesting to note the location of adjacent structures. The neighbor's deck at 410 Fox Catcher Road is placed in a manner that it is approximately 20' from the rear property line. Also, note the location of the pool and gazebo of 403 Hurdle Court. The apron and fence line surrounding the pool is only 16' from the rear property line.

We have discussed all proposed plans of this project with our adjacent neighbors. We have indicated the project size, location, and reasons for having to request a variance. In all cases, the addition was overwhelmingly supported by the neighbors. I have included a letter of consent in which each neighbor has indicated their approval via signature.

April 7, 2003

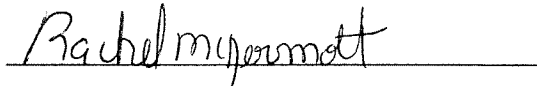
Harford County Government
Department of Planning and Zoning
220 S. Main Street
Bel Air, MD 21014

REF: 408 Fox Catcher Road, Bel Air, 21015
Proposed Addition – Request for Variance

Dear Sir/Madam:

We, the undersigned, attest to the following:

- We have been fully apprised of the plans for an addition to the existing dwelling at 408 Fox Catcher Road. All aspects of the proposed addition have been presented including: dimensions, locations, and construction methods and materials.
- We approve of all aspects of the planned addition and its proposed location.



Bill and Rachel McDermott
406 Fox Catcher Road



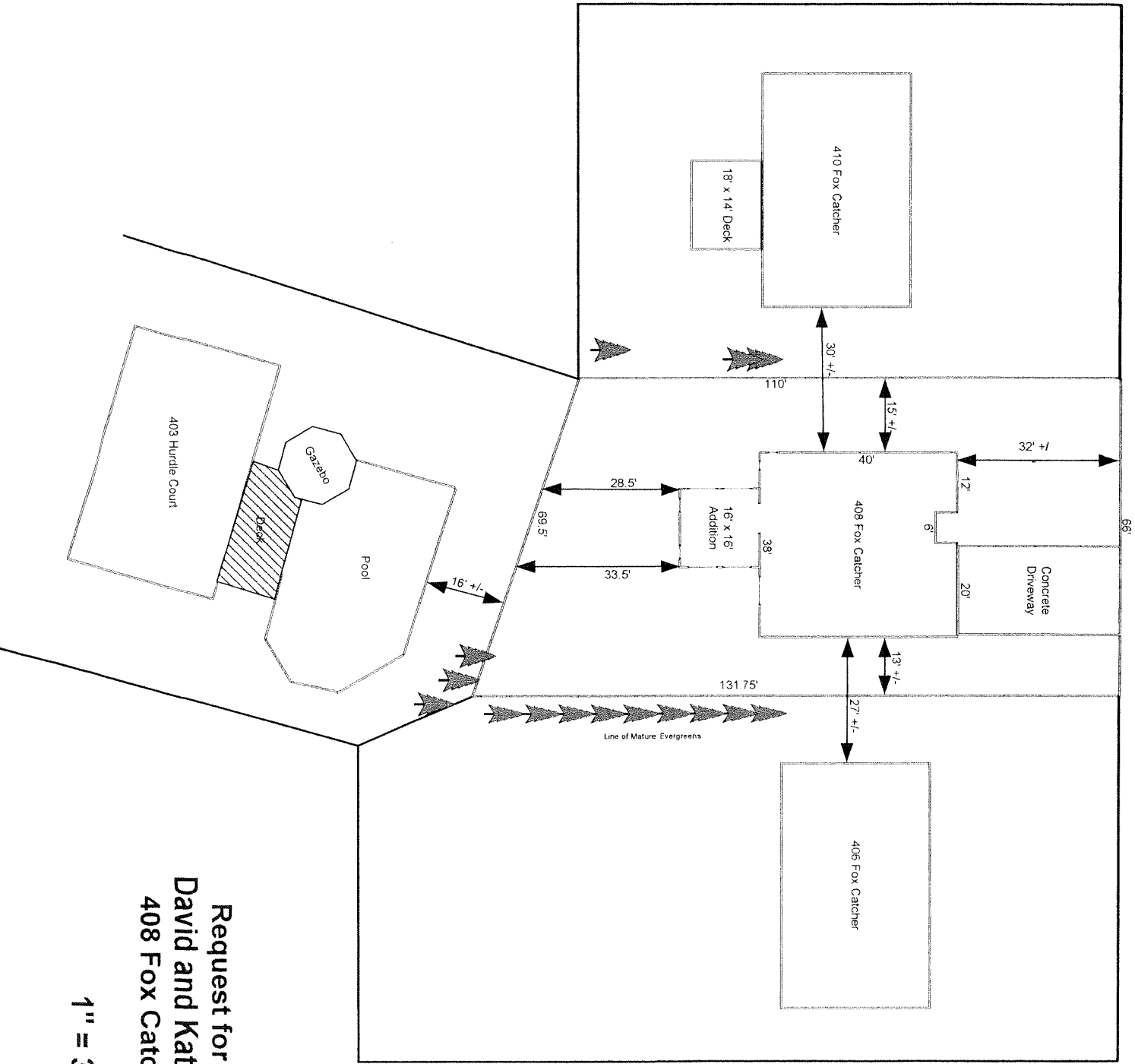
Joe and Lois Fabiano
410 Fox Catcher Road



Dave and Barbara Espeland
413 Fox Catcher Road



Dan and Lisa Beil
403 Hurdle Court



Request for Variance
David and Kathleen Beck
408 Fox Catcher Road

1" = 30'

FOX CATCHER ROAD (55 FT. WIDE)

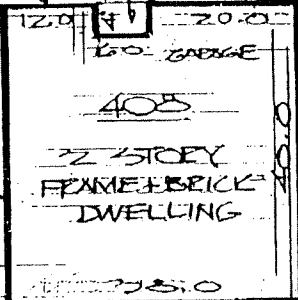
75' CUB HUNTING
COURT

55' 30" 20' E 66.00

30' MIN. BLDG.
SETBACK LINE

107.86

107.84



COLLECTING
STAIRWELL

DRAINAGE UTILITY
EASEMENTS

N 35° 23' 14" W 65.45

This property is not located in a FLOOD
Identified Special Flood Hazard Area.
Flood Hazard Map Interpretation though
believed accurate is not guaranteed.

- 1) This plat is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
 - 2) This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
 - 3) This plat does not provide accurate identification of property boundary lines but such identification may not be required for the transfer of title or securing financing or re-financing.
- This is to certify that this drawing meets the Minimum Standards of Practice of the State of Maryland.

LOT 85, FIRST PLAT TWO
PAGE FOUR - SECTION TWO,
HUNTER'S RUN, PLAT
BOX C.G.H. NO. 80,
FOLIO 29

ALL SETBACK DIMENSIONS ARE ± ON
FOOT UNLESS OTHERWISE NOTED.

REG. NO. 8675



LOCATION DRAWING

408 FOX CATCHER ROAD, HARFORD COUNTY, MARYLAND

OFFICE OF
MANK & KUNST

POST OFFICE BOX 5448
TOWSON, MARYLAND 21285

SCALE

1" = 20'

DATE

5/11/95

JOB NO.

177

38